

\$429,900 - 244 Sturtz Bend, Leduc

MLS® #A2169456

\$429,900

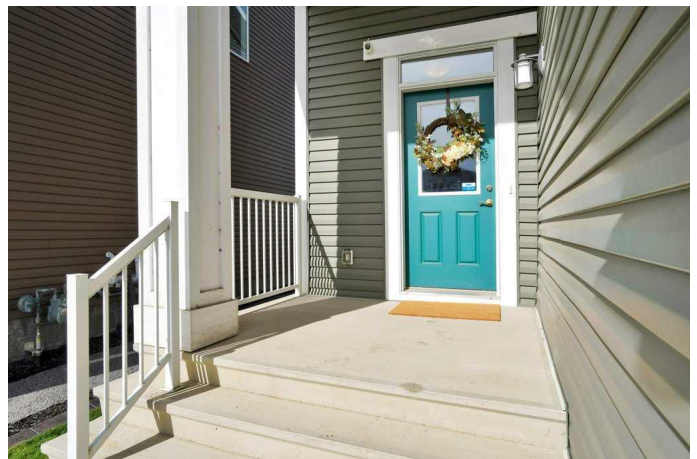
3 Bedroom, 3.00 Bathroom, 1,772 sqft

Residential on 0.08 Acres

Southfork, Leduc, Alberta

This spacious 3-bedroom, 3-bathroom semi-detached home in Leduc offers 1,771 square feet of thoughtfully designed living space, perfect for families seeking a blend of comfort, functionality, and privacy. The main floor welcomes you with an open-concept layout that flows effortlessly between the living room and kitchen. Large windows bathe the space in natural light, while the patio doors off the dining room invite you to extend your living outdoors. The kitchen is a chef's dream, featuring quartz countertops, ample storage, and modern finishes. A conveniently placed 2-piece bath near the garage door ensures easy access after busy days out. Upstairs, a cozy family room creates the ideal spot for evening relaxation. The primary bedroom impresses with its generous size, walk-in closet, and a private 4-piece ensuite. Two additional spacious bedrooms and another full 4-piece bath round out the second floor, providing plenty of room for a growing family. The unfinished basement is a blank canvas, offering potential for additional living space, a home gym, or storage. The property also includes a single attached garage and one additional off-street parking space, ensuring convenience for homeowners and guests alike.

Located in the heart of Leduc, this home is perfectly positioned to enjoy the city's many amenities. Residents will appreciate proximity to the Leduc Recreation Centre, curling rinks, hospital, performing arts facility,



and over 60 kilometers of paved trails for outdoor enthusiasts.

This home is an ideal balance of style, space, and functionality—offering modern living in a vibrant community. Don't miss out on making this charming property your own!

Built in 2018

Essential Information

MLS® #	A2169456
Price	\$429,900
Sold Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,772
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	244 Sturtz Bend
Subdivision	Southfork
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 0E6

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home, Walk-In Closet(s), No Animal Home, Quartz
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	Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2024
Date Sold	October 27th, 2024
Days on Market	28
Zoning	MUR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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